

AFTER RECORDING MAIL TO:

Name Bradley W. Andersen
Address Main Place, Suite 410
1111 Main Street
City / State Vancouver, WA 98660

Document Title(s): (or transactions contained therein)

1. ROAD MAINTENANCE AGREEMENT
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document



Grantor(s): (Last name first, then first name and initials)

1. ROBERT L. WATSON AND WILLAVERE B. WATSON, HUSBAND AND WIFE
- 2.
- 3.
- 4.
5. ☒ Additional names on page 2 of document

Grantee(s): (Last name first, then first name and initials)

1. TO THE PUBLIC
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lots 1, 2, 3 and 4 of the ROBERT WATSON SHORT PLAT, as recorded
in Book 3, Page 368, Plat records of Skamania County, Washington.

☐ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s): 03-08-29-0-0-0501-00
03-08-29-0-0-0506-00 03-08-29-0-0-0507-00 03-08-29-0-0-0508-00

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

After Recording Return To:
Bradley W. Andersen
Schwabe, Williamson & Wyatt P.C.
Main Place, Suite 410
1111 Main Street
Vancouver, WA 98660

Sec 27520 ROAD MAINTENANCE AGREEMENT

THIS AGREEMENT, made this 16th day of MARCH, 2005, is entered into for the purpose of establishing a policy and procedure for maintenance of all private roads common to several parcels of property described herein and between the owners of record, hereinafter referred to as "landowners", of the following described parcels of real property located in Skamania County, Washington, and more particularly described as follows:

Lots 1, 2, 3 and 4 of the ROBERT WATSON SHORT PLAT, as recorded in Book 3, page 368, Plat records of Skamania County, Washington.

The landowners agree to provide for the maintenance of all private roads common to the above-described real property as follows:

A. TYPE AND FREQUENCY OF MAINTENANCE

That all roads designated a private road as defined in Skamania County Code Chapter 12.03 shall be maintained in a satisfactory and useable condition as is practical. Said maintenance shall consist of, at minimum, the annual filling of potholes, ruts, gullies, etc. that restrict travel on said road, rocking or graveling and grading of the road as the landowners unanimously desire, and the provision of trenching along the sides of said road to provide for surface water runoff, where necessary and deemed appropriate by all landowners.

B. METHOD OF ASSESSING COSTS

Costs for the road maintenance described herein shall be assessed proportionately among all landowners according to the distance which each landowner must necessarily travel on said private road before leaving said road to enter the boundaries of the landowner's own property, provided however, that any landowner utilizing their land for their principal place of residence shall contribute twice what their proportion would be based on distance traveled as described herein. The amount of costs assessed per unit of road distance shall be developed according to the maintenance needs of the road as determined on an annual basis by the landowners.

C. METHOD OF COLLECTION

The landowner shall establish an account at a reputable bank or financial institution designated as the Robert Watson Short Plat Road Maintenance Account for the deposit and disbursement of all funds for the maintenance of the road. Each landowner shall contribute to this account on such dates as the landowners may from time to time unanimously decide upon, but in any event, no less often than annually. The landowners may designate a Treasurer among them to administer such account, provided, however, that at least two landowners shall be named on the account.

0J-08-29-0-0-0501-00, 0J-08-29-0-0-0506-00
0J-08-29-0-0-0507-00, 0J-08-29-0-0-0508-00

D. DISBURSEMENT OF FUNDS

Upon agreement of a majority of the landowners to perform maintenance on the private road, funds for road maintenance shall be disbursed within thirty (30) days of billing to any provider of road maintenance service or materials by the landowner designated as Trustee.

E. NON-PAYMENT OF COSTS/REMEDIES

Any landowner who becomes delinquent in the payment of funds under this agreement for a period of thirty (30) days or more shall contribute a late penalty of \$1.00 per day to the road maintenance account for each day of delinquency. After ten (10) days written notice to the landowner, any or all of the other landowners shall be entitled to seek any remedy available at law including a suit for money owed. The prevailing party in such a lawsuit shall be entitled to a judgment against the non-prevailing party for all attorney's fees and costs expended in such action.

The prevailing party shall also be entitled to attorney's fees or costs incurred as a result of any action undertaken in the collection of money owed, either before or after suit is filed.

F. APPURTENANCE TO THE LAND

This agreement shall be binding on all heirs, successors or assigns of any landowner and shall be appurtenant to the parcels of land herein described.

G. SEVERABILITY

If any provision of this agreement is held invalid for any reason, the remainder of said agreement is not affected.


Owners/Lots 1 and 4:


ROBERT L. WATSON, Date 3-10-05


WILLAVERE B. WATSON, Date 3-10-05

Owners/Lot 2:


KEN FOSTER, Date 3-2-2005


JOHANA FOSTER, Date 3-2-2005

Owners/Lot 3:

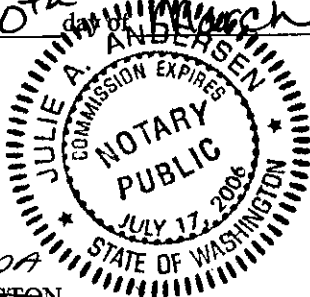

JAMES J. ROCKOWSKI, Date 3-10-05


CHERYL ROCKOWSKI, Date 3/10/05

STATE OF WASHINGTON)
) ss.
County of Skamania)

I CERTIFY that I know or have satisfactory evidence that ROBERT L. WATSON and WILLAVERE B. WATSON signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned therein.

Dated this 10th day of March, 2005.



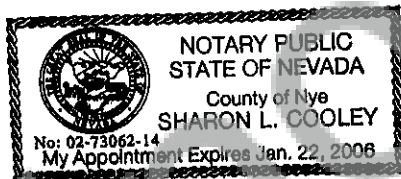
Julie A. Andersen

Notary Public in and for the
State of Washington
Commission expires: 7-17-2006

~~NEVADA~~
STATE OF ~~WASHINGTON~~)
) ss.
County of ~~Skamania~~ NYE)

I CERTIFY that I know or have satisfactory evidence that KEN FOSTER AND JOHANA FOSTER signed this instrument and acknowledge it to be their free and voluntary act and deed for the uses and purposes mentioned therein.

Dated this 2nd day of MARCH, 2005.



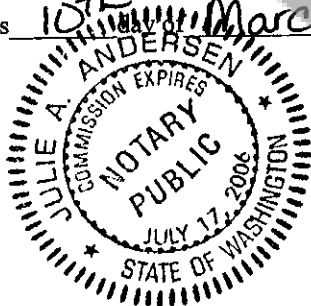
Sharon L. Cooley

Notary Public in and for the
State of ~~Washington~~ NEVADA
Commission expires: 1-22-06

STATE OF WASHINGTON)
) ss.
County of Skamania)

I CERTIFY that I know or have satisfactory evidence that JAMES J. ROCKOWSKI and CHERYL ROCKOWSKI signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned therein.

Dated this 10th day of March, 2005.



Julie A. Andersen

Notary Public in and for the
State of Washington
Commission expires: 7-17-2006